



**THE CITY OF THE VILLAGE OF DOUGLAS  
REGULAR MEETING OF THE CITY COUNCIL  
MONDAY, OCTOBER 21, 2024 AT 7:00 PM  
86 W CENTER ST., DOUGLAS MI**

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**MINUTES**

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**1. CALL TO ORDER:** By Mayor North

**2. ROLL CALL:** By Clerk Kasper

PRESENT

Mayor Cathy North

Councilmember Jerome Donovan

Councilmember Neal Seabert

Councilmember John O'Malley

Mayor Pro-Tem Randy Walker

Councilmember Matt Balmer

Also Present City Manager Lisa Nocerini

City Clerk Laura Kasper

ABSENT

Councilmember Gregory Freeman

**3. PLEDGE OF ALLEGIANCE:** Led by Mayor

**4. CONSENT CALENDAR**

A. Approve the Council Meeting Agenda for October 21, 2024

B. Approve the Council Regular Meeting Minutes for October 7, 2024

C. Approve Invoices in the Amount of \$113,581.53 – invoice # 10-2024 pulled

D. Appointments - KLHA: Greg Freeman, Cathy North

*Motion by Balmer, second by O'Malley, to approve the Consent Calendar of October 21, 2024, as amended.  
– Motion carried by unanimous roll call vote.*

**5. PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES, AGENDA ITEMS ONLY):** None

**6. PUBLIC COMMUNICATION – WRITTEN:** None

**7. UNFINISHED BUSINESS:** None

**8. NEW BUSINESS**

A. Carbon Six Construction - 415 Wiley Build-out Plans - Presentation (L. Nocerini): Carbon Six Construction presented plans and cost estimates for the project and addressed Councilmembers feedback.

- B. Carbon Six Construction Renovation Concept Project Estimate (L. Nocerini): Tom Colis of Miller Canfield was present remotely to provide background on the process and address Councilmembers questions.

*Motion by Walker, second by Seabert, to approve the Carbon Six Construction Renovation Concept Project Estimate costs for the 415 Wiley Road build-out, contingent upon the final bond being approved at the December 2, 2024, City Council meeting and the City successfully issuing capital improvement bonds to pay the costs of the project. – Motion carried by majority roll call vote.*

*Voting Yea – Balmer, North, O'Malley, Seabert, Walker*

*Voting Nay - Donovan*

- C. City Council Workshop with Flywheel - November 11, 2024, at 5:30 p.m. (L. Nocerini)

*Motion by Balmer, second by Walker, to approve a City Council Workshop with Flywheel on Monday, November 11, 2024, at 5:30 p.m. to discuss options for affordable/workforce housing. – Motion carried by unanimous roll call vote.*

## **9. REPORTS**

- A. Commission/Committee/Boards
  - 1. Planning Commission – continued work on Master Plan
  - 2. Kalamazoo Lake Sewer Water – minutes provided on their website
  - 3. Downtown Development Authority – launching business passport program
  - 4. Kalamazoo Lake Harbor Authority – no meeting
  - 5. Douglas Harbor Authority – no meeting
  - 6. Douglas Brownfield Authority – no meeting
  - 7. Fire Board – calls up about 20%
  - 8. Community Recreation – meets next week
  - 9. Playground Committee – no meeting
- B. Administration Report – City Manager Nocerini detailed some of the past timeline and years of the 415 Wiley project and associated cost history with the many discussions, alternate reviews, and plans of prior Council and administration as a recap for consideration on moving forward.

- 10. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES, ITEMS NOT ON AGENDA):** Suzanne Dixon thanked City Manager Nocerini for acquiring the Consumers grant and wants to see the 415 Wiley project completed.

- 11. COUNCIL COMMENTS:** Donovan thanked City Manager Nocerini for the recap of the 415 Wiley project and wanted the public to be aware of the signature petition process. Balmer liked the fact that the sale of city properties will fund the 415 Wiley project. O'Malley agreed with Balmer. Seabert would like to discuss the event costs for City, investigate upgrading the Beery Field charging station, and thanked Carbon Six for presenting. Walker mentioned a potential grant available to upgrade the charging station and is confident with the work done on the 415 Wiley project. Moving the regular meeting time to 6:00 p.m. was also mentioned.

- 12. MAYOR'S REPORT/COMMENTS:** Mayor North reminded the public to openly reach out to the Administration and Council for information and questions.

## **13. ADJOURNMENT**

*Motion by Walker, second by O'Malley, to adjourn the meeting.*

Approved on this 4<sup>th</sup> day of November, 2024

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Cathy North, Mayor

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Laura Kasper, City Clerk

**Certification of Minutes**

I hereby certify that the attached is a true and correct copy of the minutes of a regular meeting of the City Council of the City of the Village of Douglas held on October 21, 2024, I further certify that the meeting was duly called and that a quorum was present.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Laura Kasper, City Clerk